



SYMONDS + GREENHAM

Estate and Letting Agents



7 Ellesmere Avenue, Hull, East Yorkshire HU8 9BS

Guide price £190,000

GUIDE PRICE £190,000 - £200,000

FANTASTIC FAMILY HOME - THREE RECEPTION ROOMS - READY TO MOVE INTO - SOUTH-WEST FACING REAR GARDEN

This semi-detached home is situated on Ellesmere Avenue off Holderness Road close to well regarded schools and local amenities with good transport links to Hull city centre and Mount Pleasant retail park which is home to a super-market, a gym and a range of retail outlets. The property would be perfect for a family as it is ready to move into and offer's ample living space. The property benefits from a generous south-west facing rear garden and internally boasts a stylish living room, a lovely sitting room, a modern kitchen leading through to a separate dining area, a downstairs WC, two double bedrooms, a single third bedroom and a family bathroom.

DON'T MISS OUT ON THIS FANTASTIC FAMILY HOME...BOOK YOUR VIEWING ASAP!

GROUND FLOOR

ENTRANCE HALL

Leading through to sitting room and with door to...

LOUNGE

15'4 max x 12'11 max (4.67m max x 3.94m max)



SITTING ROOM

16'8 max x 12'5 max (5.08m max x 3.78m max)

With stairs to 1st floor, French patio doors to rear garden and door to...



KITCHEN

13'7 max x 10'1 max (4.176m max x 3.07m max)

With a range of eye level and base level units with complimentary work surfaces, sink and drainer unit, double electric oven, electric hob with overhead extractor fan, space for fridge-freezer, plumbing for washing machine, plumbing for dishwasher, plumbing for tumble dryer and doorway to...



DINING AREA

11'1 max x 6'1 max (3.38m max x 1.85m max)

With door to rear garden and door to...



LOBBY

With door to...

DOWNSTAIRS WC

With low-level WC

FIRST FLOOR

BEDROOM 1

16'8 max x 15'7 max (5.08m max x 4.75m max)

With fitted wardrobes



BEDROOM 2

12'5 max x 10'10 max (3.78m max x 3.30m max)

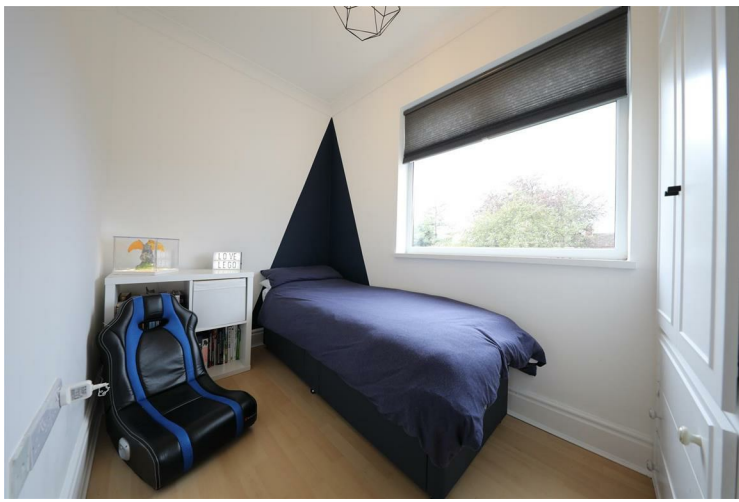
With fitted wardrobes



BEDROOM 3

10'2 max x 8'5 max (3.10m max x 2.57m max)

With fitted wardrobes



BATHROOM

With low-level WC, pedestal handbasin, corner bath with overhead shower, floor to ceiling tiles



OUTSIDE

The front garden is mainly paved with some low maintenance shrubbery.

The rear garden is south-west facing and is mainly laid to lawn with a patio area, some low maintenance shrubbery, a pond and two timber sheds.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

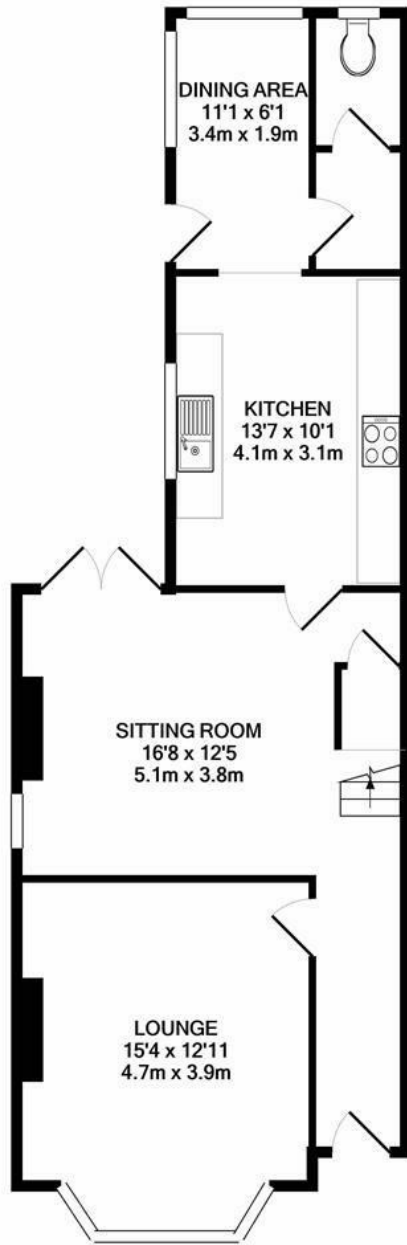
The property has the benefit of double glazing.

DISCLAIMER

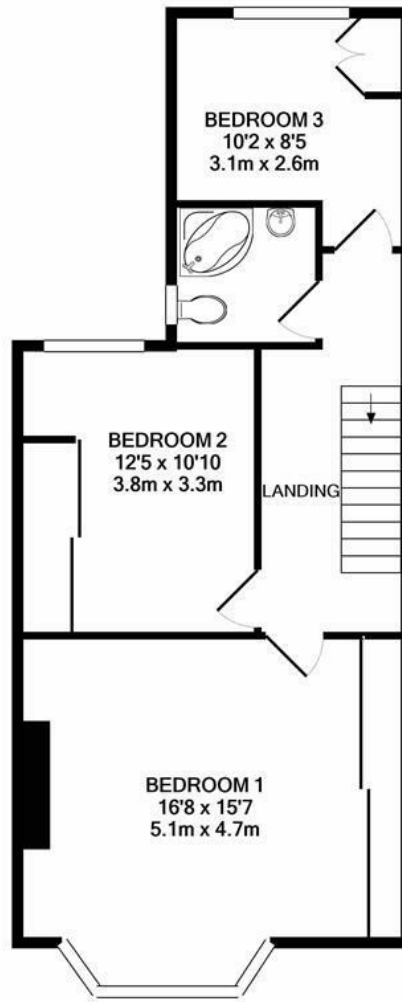
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR
APPROX. FLOOR
AREA 677 SQ.FT.
(62.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 580 SQ.FT.
(53.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1257 SQ.FT. (116.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2020

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

